

KON ASIAN BISTRO

1140 BRIGHTON AVENUE
PORTLAND, ME 04102
(INTERIOR ALTERATION ONLY)

ADA REQUIREMENT NOTES

RESTROOM CONDITIONS

Toilet paper dispensers must permit continuous paper flow and mounted 1'-9" center to fin. floor.

Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact.

There shall be no sharp or abrasive surfaces under lavatories.

If self closing valves are used on faucets, faucets shall remain open for a minimum of ten seconds.

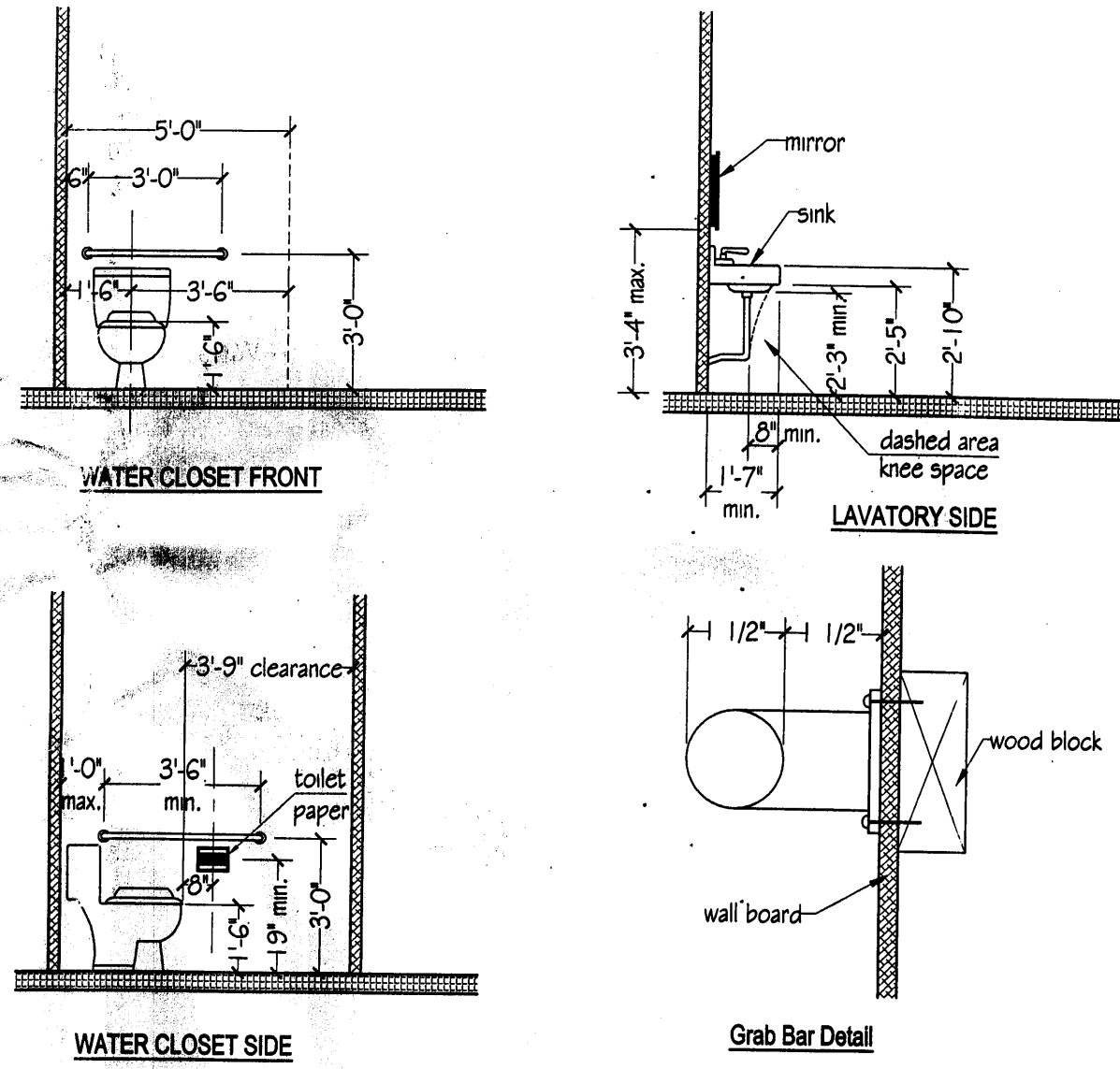
All stresses on grab bars and components shall be based on 250 lb.

Paper towel dispenser to be located at a height of 44" above finished floor maximum.

Provide loop type accessible door hardware on toilet stalls.

Provide signage on restroom doors adjacent to latch side of door at 60" above fin. floor.
Use non-glare finish grade 2 braille and raised letters (1/32").

All doors min. width 2'-8" clear at 90 degrees open.



ADA DETAILS

INTERIOR FINISH SCHEDULE			
ROOM	FLOOR	CEILING	WALL
VESTIBULE AREA	QUARRY TILE, COVERED TO THE WALLS, COMMERCIAL GRADE	GYP BOARD CEILING, PAINTED IN LIGHT COLOR.	FORMICA / WALL PANEL
DINING AREA LOUNGE AREA SUSHI AREA	QUARRY TILE, COVERED TO THE WALLS, COMMERCIAL GRADE	BLACK PAINTING	FORMICA / WALL PANEL
BAR AREA	QUARRY TILE, COVERED TO THE WALLS, COMMERCIAL GRADE	CANOPY	FORMICA / WALL PANEL
TEPPANYAKI AREA	QUARRY TILE, COVERED TO THE WALLS, COMMERCIAL GRADE	2"x2" LAY-IN ACOUSTICAL CEILING, COMMERCIAL GRADE	FORMICA / WALL PANEL SLATE VENEERS
RESTROOM	CERAMIC TILE, COVERED TO THE WALLS, COMMERCIAL GRADE	GYP BOARD CEILING, PAINTED IN LIGHT COLOR.	CERAMIC TILE UP TO CEILING
KITCHEN AREA	QUARRY TILE, COVERED TO THE WALLS, COMMERCIAL GRADE	2"x4" LAY-IN ACOUSTICAL CEILING, NON-PERFORATED, NON-FISSURED, SMOOTH, WASHABLE, LIGHT-IN COLOR	STAINLESS STEEL & GYPSUM FIRECODE PAINTED W/2-COATS OF EPOXY PAINT, SMOOTH SURFACE, WASHABLE, LIGHT-IN COLOR
WALK-IN COOLER / FREEZER	CERAMIC TILE	ALUMINUM PANEL BY MANUFACTURER	ALUMINUM PANEL BY MANUFACTURER

NOTES: MIN. 5" COVERED BASE TO WALL

PROJECT DATA:

"KON ASIAN BISTRO"
1140 BRIGHTON AVENUE
PORTLAND, ME 04102

INTERIOR ALTERATION PLAN ONLY.

CONVERT EXISTING BUFFET RESTAURANT INTO A JAPANESE RESTAURANT

-CONSTRUCTION TYPE: IV, Unprotected, non-combustible

Fully Sprinkler Building

-USE GROUP: A-2 RESTAURANT

-TOTAL FLOOR AREA: approx. 6,600 sq. ft.

OCCUPANCY LOAD:

> Dining Area, Sushi Area, Lounge Area, Bar Area: 2,030 s.f.

2030 / 15 = 135 occupants

Actual provide: 60 movable seats and 60 fixed seats;

Cashier Area, Vestibule Waiting Area: 215 s.f.

215 / 15 = 15 occupants

Teppanyaki Griddle Area: provide 47 seats.

Total amount: 60 + 60 + 15 + 47 = 182 occupants

> Service / Kitchen AREA:

Kitchen Area: 1,280 s.f. (1,280 / 200 = 7 occupants)

Sushi Area: 182 s.f., Bar Area: 285 s.f., Water Station: 125 s.f., Cashier Area: 38 s.f. (630 / 200 = 4, provide 12)

Teppan-yaki Service Area: 90 x 4 + 102 = 462 S.F. (need only 1 chef for each 2 teppanyaki tables, total 5 occupants)

Total amount: 7 + 12 + 5 = 24 occupants

> Total Occupants: 182 + 24 = 206.

STORIES: 1

-Sprinkler and Fire alarm contractor shall submit drawing to State Fire Marshal for approval before upgrading the existing system.

-Building shall be sprinkled and supervised.

DOOR NOTES:

1. Latch side clearances at all doorways shall be in accordance w/ADA4.13.16.

2. All exits to be labeled.

3. Interior doors to be labeled as to intended use.

4. All exit doors shall provided panic hardware.

5. The operating device on all doors shall be capable of operation with one hand and shall not require tight grasping, tight pinching or twisting of the wrist to operate.

6. All doors to be lever type accessible to handicap with door closers and 1/2" threshold.

7. Handicap doors must be protected from damage or breakage by wheelchairs.

DOOR SCHEDULE:

NO	DOOR	FRAME	SIZE	REMARKS
1.	FRONT ENTRANCE	ALUMINUM	3'-0" x 7'-0" x 2	EXT'G comply with ADAAG.
2.	REAR EXIT	METAL	3'-0" x 7'-0"	EXT'G with panic hardware, comply with ADAAG.
3.	SIDE EXIT	METAL	3'-0" x 7'-0"	EXT'G with panic hardware, comply with ADAAG.
4.	RESTROOM	WOOD	3'-0" x 6'-8"	NEW, SELF-CLOSED
5.	WALK-IN COOLER / FREEZER	ALUMINUM	3'-0" x 6'-6"	NEW, INSULATED DOOR (By manufacturer)
6.	KITCHEN	WOOD	3'-0" x 6'-8"	NEW, SELF-CLOSED, with double layers of PFR paint.

EQUIPMENT SCHEDULE

NO.	ITEM	MODEL NO.	NSF	AGA	UL	MANUFACTURER	LOCATION
1	HAND SINK (x7)	HSA-10-F	V			EAGLE	KITCHEN: 2, WATER: 1, SUSHI: 3, BAR: 1
2	CHINESE STOVE (5 WOK + CHAMBER)	WR-500	V	V		WIN	KITCHEN
3	WORK TABLE	CUSTOM	V			EAGLE	KITCHEN
4	DEEP FRYERS (x2)	# 14	V	V	V	PITCO	KITCHEN
5	SALAMANDER (x2)	IR24-280L	V	V		GARLAND	KITCHEN
6	GAS RANGE (x2)	S28	V	V		GARLAND	KITCHEN
7	1-COMP. SINK (x2)	412-22-1	V			EAGLE	KITCHEN
8	GRIDDLE	HDC-36	V	V		SOUTHBEND	KITCHEN
9	RICE COOKER (x2)	RER-55A-N	V	V		RINNAI	KITCHEN
10	EXHAUST HOOD	WH-200	V			WIN	KITCHEN
11	LOW BOY (WORKTOP)	WTR48	V		V	BEVERAGE-AIR	KITCHEN
12	REF.	MT35	V		V	BEVERAGE-AIR	KITCHEN
13	BAIN MARIE (x2)	SP72-30M	V		V	BEVERAGE-AIR	KITCHEN
14	STEAM TABLE	WST-3	V	V		WIN	KITCHEN
15	RICE WARMER	SEJ-22000	V	V	V	AMKO	KITCHEN
16	DISHWASHER	A5	V		V	AUTO-CHLOR	KITCHEN
17	3-COMP. SINK	412-22-3-24 L	V			EAGLE	KITCHEN
18	WALK-IN COOLER	9'-0" x 13'-0"	V			AMERIKOOLER	KITCHEN
19	WALK-IN FREEZER	6'-6" x 10'-0"	V			AMERIKOOLER	KITCHEN
20	SHELVING	VARIES SIZE	V			EAGLE	KITCHEN
21	MOP SINK	F1916	V			EAGLE	KITCHEN
22	HOT WATER HEATER	BTR 197	V		V	A.O.SMITH	KITCHEN
23	EXHAUST HOOD	WH-300	V			WIN	TEPPANYAKI GRIDDLE AREA
24	TEPPAN-YAKI GRIDDLE (x8)	ITV-48	V			IMPERIAL	TEPPANYAKI GRIDDLE AREA
25	TEPPAN-YAKI GRIDDLE (x2)	ITV-60	V			IMPERIAL	TEPPANYAKI GRIDDLE AREA
26	SUSHI DISPLAY CASE (x2)	KN-180DR	V	V	V	HOSHIZAKI	SUSHI AREA
27	LOW BOY (UNDER SUSHI CASE) (x2)	UCR72	V		V	BEVERAGE-AIR	SUSHI AREA
28	COFFEE & TEA URN	CL-100	V		V	CECILWARE	WATER STATION
29	SODA DISP.	1522	V		V	COCA COLA COMPANY	WATER STATION
30	ICE MAKER	1000 LBS	V		V	HOSHIZAKI	WATER STATION
31	COMBINATION SINK	CUSTOM	V			EAGLE	BAR AREA
32	LOW BOY (UNDER BAR COUNTER)	UCR72	V		V	BEVERAGE-AIR	BAR AREA

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.

2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS, DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.

5. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOKS; I.E. TILE COUNCIL OF AMERICA, HANDBOOK FOR CERAMIC TILE INSTALLATION; ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS," ETC.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.

7. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS.

8. REMODEL WORK SHALL NOT OBSTRUCT, OR CAUSE TO BE INOPERATIVE, EXISTING FIRE PROTECTION SYSTEMS. MODIFICATION TO FIRE PROTECTION SYSTEMS SHALL BE PERFORMED BY A FIRE PROTECTION CONTRACTOR, WHO SHALL OBTAIN A PERMIT FROM FIRE LOSS MANAGEMENT PRIOR TO WORK.

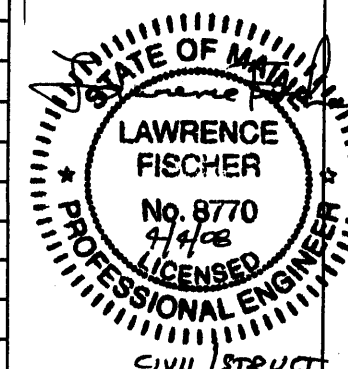
9. DECORATIVE MATERIALS, DRAPES, HANGINGS, ETC., SHALL BE NON FLAMMABLE OR FLAME-PROOF PER STATE FIRE MARSHALL REQUIREMENTS.

10. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.

11. BARRIER-FREE ACCESSIBILITY INTO/ THROUGHOUT SPACE, STATE ACCESSIBILITY CODE AND ADAAG CODES.

12. EXISTING HVAC SYSTEM TO BE REMAIN.

13. LANDLORD TO CERTIFY CAPACITY OF ROOF FOR ADDL LOADS IF ANY.



DATE: 03/25/2008

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PROJECT DATA

DWG. NO.
ME080206J

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